

DOUGLAS HIRSCH LOT LINE CHANGE (05-08)

Mr. James Clearwater appeared before the board for this proposal.

MR. PETRO: Proposed residential lot line change. The application proposes lot line change between the involved lots to rearrange the two residents on the properties. Plan has been reviewed on a concept basis, R-4 zone, this application requires a referral to the zoning board of appeals for several variances. Some corrections need to be made to the plan before it goes to the ZBA. Mr. Clearwater, you can pick up a copy from Mark to go over those corrections, correct bulk table information, correct side yard setback lot number 10 so there's some minor things there. Currently the properties exist as two lots with two residences with noncompliances and encroachments, application proposes to review lot line arrangement demolishing the house on lot 10 and reconstructing house at the locality on the lot closer to Beaver Dam which is, does he need for the ZBA, Mark?

MR. EDSALL: They have some existing non-conformances but some are being made worse so they'd have to be sent over but the bulk table needs to be corrected before we can send it over, I'm sure I can work with Jim.

MR. PETRO: Why are they being made worse, going to build a house bigger than you're taking down?

MR. CLEARWATER: You have two skinny lots and there's a house on each lot, the one house on lot 10 encroaches over the line, common line, so the idea is to eliminate that house and instead of having two houses side by side have two houses one behind the other with a 15 foot wide strip, a driveway coming down on the--

MR. PETRO: So you're going to eliminate the lot line between the two?

MR. CLEARWATER: Right, eliminate the lot line between.

MR. PETRO: Where would the new lot line be?

MR. CLEARWATER: The lot nearest the lake would be a flag shaped lot, the variances come in with the frontage and lot width, especially on the new lot 10 which would be obviously too narrow and lacking sufficient frontage. The other variances would be the side yards and--

MR. EDSALL: They're effectively taking two bowling alley narrow strips and they're going to stagger the houses and create a rear lot being a flag lot.

MR. PETRO: But there's already two houses there so we're not creating anything, we're going to replace the one house.

MR. EDSALL: Right now the house goes over the line, obviously that's not desirable, so in the long run I think if they were creating another lot you'd be opposed to it, the fact that they're cleaning up a little bit of a mess overall it's an improvement.

MR. PETRO: We're starting with two and ending with two houses.

MR. CLEARWATER: We keep the lots the similar size so we're not increasing the non-conformity on one lot or the other.

MR. EDSALL: For area.

MR. PETRO: You don't have anything else?

MR. CLEARWATER: That's it.

MR. PETRO: Motion for final approval.

MR. ARGENIO: I'll make a motion for final approval.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Hirsch lot line change on Lakeside Drive. Any further comments from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. KARNAVEZOS	NO
MR. MASON	NO
MR. SCHLESINGER	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the zoning board for your necessary variances. If you are successful in receiving those variances, you can reappear before this board.

MR. CLEARWATER: Thank you very much.